

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry on the south side of Kildare Crescent SW. The midblock site is approximately 0.06 hectares (0.15 acres) in area and measures approximately 17 metres wide and 37 metres deep. It is currently developed with a single detached dwelling and detached garage accessed from Kildare Crescent SW.

Surrounding development is characterized by a mix of low density residential uses including single detached dwellings, semi-detached dwellings and rowhouse buildings. Nearby amenities include Holy Name School (a two-minute walk), Killarney School (a seven-minute walk), A. E. Cross School (an eight-minute walk) and neighbourhood-scale commercial developments on 26 Avenue SW (an eight-minute walk) and 37 Street SW (a five-minute walk).

The site is in close proximity to transit routes on 26 Avenue SW, 33 Avenue SW/ Richmond Road SW and 37 Street SW. Richmond Road SW and 37 Street SW are both part of the Primary Transit Network. Specifically, the subject site is approximately 220 metres (a four-minute walk) away from both southbound and northbound Route 9 (Dalhousie Station/Chinook Station) bus stops.

Community Peak Population Table

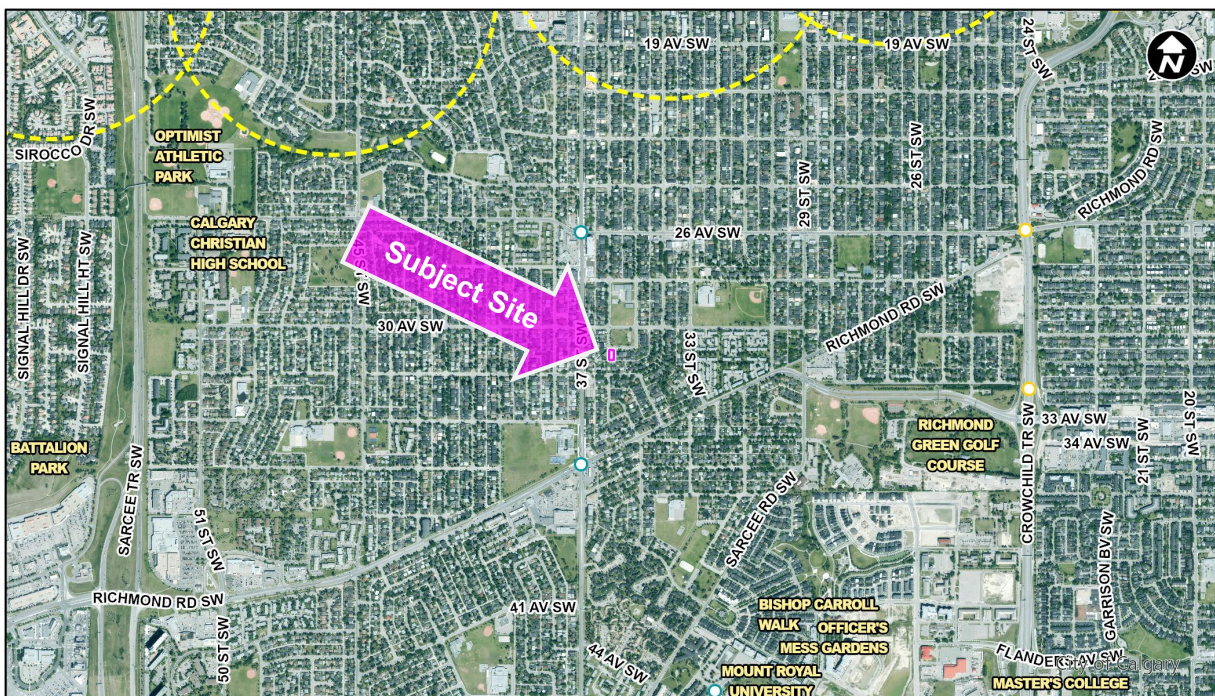
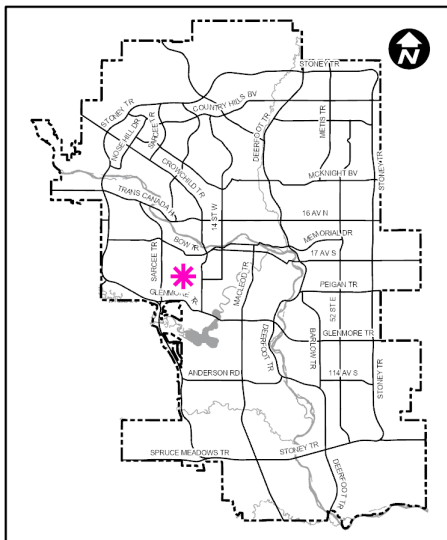
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

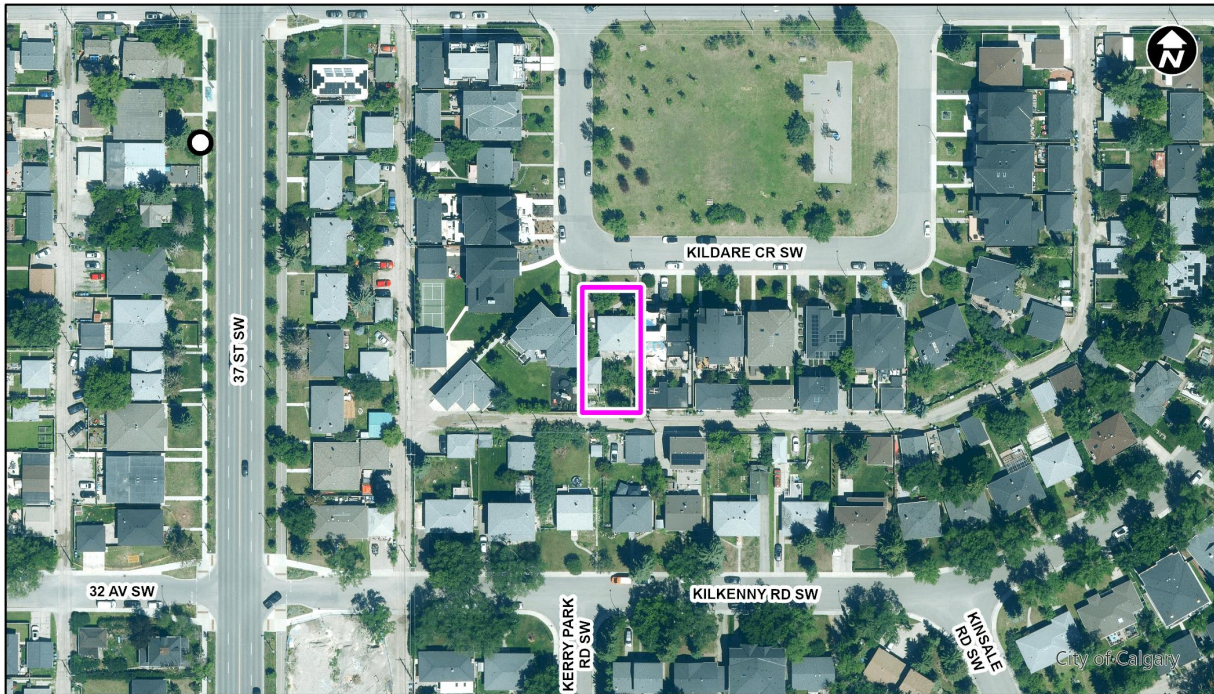
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Killarney - Glengarry Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 28Z91](#)) is based on the R-2 Residential Low Density District of the previous Land Use Bylaw 2P80. The DC District accommodates development in the form of single detached, semi-detached and duplex dwellings. It establishes a minimum lot width of 11 metres for parcels containing single detached dwellings, which would not allow for a subdivision to allow for two single detached dwellings, each on a separate lot. A land use amendment is required to enable this.

The proposed Residential – Grande-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including the number of units, building design, landscaping and parking. Given the location and context of this site, the development permit process will also include a review of ways to mitigate shadowing and privacy concerns.

Transportation

Pedestrian and vehicular access to the site is available via Kildare Crescent SW. The subject site is a midblock parcel with lane access. Kildare Crescent SW is classified as a Residential Street and has less than 5,000 vehicle trips per day. The subject site is approximately 220 metres (a four-minute walk) away from both southbound, and northbound Route 9 (Dalhousie Station/Chinook Station) bus stops. The subject parcel is not located in a residential parking zone and there is unrestricted on-street parking on Kildare Crescent SW. Direct vehicular access for any future development is anticipated to be provided from the adjacent lane. A Transportation Impact Analysis was not required in support of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available to service the subject site. Details of the site servicing will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The subject site is located in the Developed Residential – Inner City area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. The proposal to redesignate the site to the R-CG District to accommodate subdivision of the existing parcel to accommodate development of two Single Detached Dwellings aligns with the applicable policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit review.

Westbrook Communities Local Area Plan (Statutory – 2022)

The subject site is identified as being within a 'Neighbourhood Local' area on Map 3: Urban Form of the [Westbrook Communities Local Area Plan](#) (LAP), with a 'Limited' building scale modifier on Map 4: Building Scale, which allows for development up to three storeys. The applicable LAP policies encourage a range of housing types across the plan area while emphasizing that Neighbourhood Local areas, particularly those with a Limited building scale, remain residentially oriented and support privacy and context-sensitive built form. The proposed development of two Single Detached Dwellings generally aligns with the applicable policies of the LAP.